

MINUTES
REGULAR MEETING
MURDOCK VILLAGE
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE
Monday, March 14, 2016 – 5:00 p.m.
Charlotte County Economic Development Conference Room
18501 Murdock Circle, Suite 302, Port Charlotte, FL 33948

Members Present

Erik Howard, Chair, *General Contractor*
Marie LaBrosse, Vice Chair, *Property Owner*
Alice Esposito, *Member at Large*
James Mulligan, *Real Estate Broker*

Members Absent (Excused)

Gary Bayne, *Member at Large*
Eric Loche, *Banking & Finance*

Staff Present

Commissioner Stephen R. Deutsch
Debrah Forester, Redevelopment Manager
Josh Moye, County Attorney
Matt Trepal, Community Development
Paul Payette, Real Estate Services
Stephen Kipa, Real Estate Services
Kathy M. Knee, Recorder

I. Call to Order/Roll Call

Erik Howard, Chair, called the March 14, 2016 meeting of the Murdock Village Community Redevelopment Agency Advisory Committee to order at 5:00 p.m. in the Charlotte County Economic Development Conference Room, 18501 Murdock Circle, Port Charlotte, FL. Roll call was taken; a quorum was present.

II. Additions/Deletions to Agenda – Debrah Forester asked to add a School Board Update under Old Business.

III. Approval of Minutes - *A Motion was presented by Marie LaBrosse, seconded by James Mulligan and unanimously approved to accept the Minutes of the January 11, 2016 regular meeting of the Murdock Village CRA Advisory Committee as written.*

IV. Old Business

- School Board Update – Debrah Forester wanted to thank the Charlotte County School Board for their recent work on the proposed land swap although it will not be finalized because the developer was unable to meet financial requirements so the proposal is no longer on the table. Commissioner Deutsch also mentioned the negotiations with the School Board were very positive.

V. New Business

- North Charlotte Regional Park – Tommy Scott, Director of Community Services, noted a proposal to obtain land in Murdock Village for North County Regional Park was distributed to Committee Members. Mr. Scott reported that a new recreation center and community amenities for the North County Regional Park is on the 2015 Local Sales Tax Option list; an aquatic center is on the Tier 2 list. A contract will soon be signed for the design of these facilities. Both facilities will take up approximately 23.7 acres. A transfer of 15.3 acres is being requested from the Murdock Village CRA Agency. Mr. Scott referenced the map that was distributed when he talked about the locations of these facilities. The area selected will have the least impact on any future development because it is between the Flamingo Waterway and environmentally sensitive property. This proposal will be going before to BCC sitting as the Murdock Village CRA Agency on March 22. A 30-day Notice is required to be published prior to the disposition of any property in Murdock Village. After the 30-day period the item will go back to the Agency for approval or for review of other proposals that may have been received.

Mr. Scott asked the Committee if they were able to recommend moving forward on this proposal to the BCC/Agency. Marie LaBrosse thought the location was a good fit. Alice Esposito asked if there would be enough room for both the rec center and the pool. Mr. Scott confirm both facilities as well as other recreational amenities and park space could be designed into the space that would be available with the acquisition of the additional 15.3 acres. Discussion followed regarding the need for an Olympic sized pool, and the beneficial economic impact of sport complexes and parks in a community. Mr. Scott noted that this is the third and final phase of building out North County Regional Park, which already has

baseball and soccer fields. ***A Motion was presented by Marie LaBrosse, seconded by James Mulligan and unanimously approved to recommend the BCC and the Murdock Village CRA Agency accept and move forward on the proposal of Community Development for a 15.3 acre property transfer as presented.*** Timeline: March 22 to BCC as Murdock Village CRA Agency. Publish 30-day Notice in newspaper. Go to BCC to set a public hearing on May 10. If the CRA Agency agrees to support, this item will go back to the BCC for approval. It is hopeful that shovels will be in the ground within a year and the rec center will be done in about two years.

- US41 Gateway Properties – Debrah Forester noted a map showing properties owned by the County on US41 was included in the meeting packet. Some of these lots are grouped together and may be used for an entryway. As US 41 widening continues there is more interest in these lots on US41. Staff will review what they have and what they want and then make the other lots available for proposals.
- April 11 Meeting – Debrah Forester noted there will probably be no additional information available by April 11 and asked if that Advisory Committee meeting should be canceled and if the Committee would like to meet in May. The consensus of the Committee was to cancel the April 11 meeting and leave the next scheduled meeting as July 11 unless proposals are received during the 30-day notice period or development information that needs the Committee's attention warrants an earlier meeting.

VI. **Attorney's Comments** – Josh Moyer noted the CRA will consider any and all offers received during 30-day notice period. In response to a question from last month's meeting from Ian Vincent, Mr. Moyer stated he reviewed the Sunshine policy and found that ex-officio members are in fact subject to the Sunshine policy even if they are non-voting members.

VII. **Public Comments** – Debrah McMullen asked if any other developers were interested in Murdock Village at this time; Ms. Forester advised there were not. Ms. McMullen asked how many lots are available in Murdock Village. Ms. Forester noted since the area has been vacated, land is referenced in acreage and approximately 850 acres in Murdock Village can be developed. Ms. McMullen asked about tax incentives. Discussion followed. Basically the developer prepares a proposal identifying what they are doing and what they expect from the County; each proposal if different.

VIII. **Staff Comments** – Debrah Forester noted that zoning changes will be looked into for the Gateway area. A Murdock Village Zoning District will be developed at some point.

IX. **Member Comments**

- Alice Esposito noted a zoning overlay may be a good thing but flexibility will be needed for setbacks and signage.
- Marie LaBrosse showed a picture of the sewer line installation on US41 and noted the process was very interesting.

X. **Next Meeting**

The next meeting of the Murdock Village-CRA Advisory Committee will be held on **Monday, July 11, 2016, 5:00 p.m.**, in the Charlotte County Economic Development Conference Room, 18501 Murdock Circle, Suite 302, Port Charlotte, FL.

XI. **Adjournment** - There being no further business, ***a Motion was presented by Marie LaBrosse, seconded by Alice Esposito and unanimously approved to ADJOURN the meeting at 5:39 p.m.***

Respectfully submitted,


Erik Howard, Chair

Approved: 